

DRAFT City of Watertown Zoning Ordinance
Land Use Descriptions

Date: September 22, 2025

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Principal Land Uses

Residential Land Uses	
Apartment/Multiplex	This dwelling unit type consists of a single structure with three or more individual attached dwelling units.
Boarding House Living Arrangement	A residential land use where occupancy of a dwelling unit is shared by six or more unrelated adult individuals.
Duplex/Twin House	This dwelling unit type consists of two separate Single Family Dwelling Units, each having a private individual exterior entrance or private interior entrance from a shared foyer, and no shared internal access other than entry foyers and halls. Duplexes and Twin Homes are attached side-by-side units, each with a ground floor and roof. Two dwelling units in a Duplex are located on one lot, while two dwelling units in a Twin House are located on separate lots (also known as a zero-lot line duplex).
Mobile Home	A type of dwelling unit suitable for year-round occupancy designed to be towed as a single unit or in sections, with a permanent foundation, with walls of rigid, un-collapsible construction, and with water supply, sewage disposal, and electrical convenience. A Manufactured Home includes both a “mobile home” and a non-permanently affixed “manufactured home” as defined by Wisconsin Statutes. Any similar dwelling unit which has its own motor and/or remains on wheels shall be considered a recreational vehicle. A modular home is a home meeting the Uniform Building Code that is transported to the building site in sections, does not have a permanent chassis, and is permanently mounted on a permanent foundation. A modular home is regulated as a single family dwelling unit.
Mobile Home Subdivision or Park	This land use is a form of residential development which is exclusively reserved for individually sold or rented air right pads containing Mobile Homes. Each Mobile Home must meet the requirements of the mobile home definition.
Single Family Dwelling Unit	This dwelling unit type consists of a fully detached single family residence which is located on an individual lot. Single family dwelling units are designed for one family and have no roof, wall, or floor in common with any other dwelling unit. A single family dwelling that contains an in-family suite or accessory dwelling unit is still considered a single family dwelling. Two Single Family Dwelling Units may be attached by a common wall or located on the same lot within a Duplex, Twin House, or Two Flat Land Use
Townhouse	This dwelling unit type consists of attached structures, each having private, individual access. This dwelling unit type may be located on its own lot or within a group development. Each dwelling unit shares at least one common wall with an adjacent dwelling unit.
Two Flat	This dwelling unit type consists of a single structure with two separate Single Family Dwelling Units, each having a private individual exterior entrance or private interior entrance from a shared foyer, and no shared internal access other than entry foyers and halls. Two Flats are attached units within a single structure with one unit above the other.

Mixed-Use Buildings	
Live/Work Building	A multi-unit building, typically arranged in a townhouse format, in which each unit contains a commercial use on the ground floor with a residential use on upper floors, with both uses occupied by the same resident/business operator. The commercial use is typically interconnected to the residential use with an internal stair or elevator.
Mixed Use Building	A building containing a mix of principal commercial land uses and principal residential land uses.

Commercial Land Uses	
Artisan Production Shop	A building or portion thereof used by 10 or fewer artists or artisans for the creation, preparation, display and sale of unique (rather than mass-produced) individually crafted items including artwork, jewelry, custom furniture, woodwork, sculpture, glass, metal, pottery, leathercraft, hand-woven articles, and related items, as either a principal use or accessory use.
Bed and Breakfast	Bed and Breakfasts are places of lodging that provide rooms for rent in the owner's personal residence, are occupied by the owner at the time of rental, and where the only meal served to guests is breakfast.
Campground	Campgrounds include any facilities designed for overnight accommodation of persons in tents, travel trailers, or other mobile or portable shelters or recreational vehicles, including recreational vehicle overnight stays in parking lots and other similar locations not in campgrounds.
Commercial Animal Boarding	Facilities where short-term and/or long-term animal boarding is provided, including commercial kennels, commercial stables, and animal shelters. Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory and do not require separate consideration.
Commercial Animal Daycare	Facilities where short-term pet daycare is provided. Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory and do not require separate consideration.
Commercial Indoor Lodging	Facilities where overnight housing in individual rooms or suites of rooms is provided, with each room or suite having a private bathroom. Such land uses may provide in-room or in-suite kitchens and may also provide indoor recreational. Restaurant, lounge, fitness centers, and other on-site facilities available to non-lodgers are considered principal uses and therefore require review as a separate land use.
Commercial Kitchen	A building or portion thereof used for the preparation of food that can be rented or used as a classroom by different organizations, businesses, or individuals. Products produced on site may be sold off site.
Drive-Through and In-Vehicle Sales or Service	Land uses where sales and/or services are conducted to persons in vehicles, or to vehicles which may or may not be occupied at the time of such activity (except vehicle repair and maintenance services). Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include, but are not limited to, drive-in facilities, drive-through facilities, fuel stations, and car washes.

Golf Course	An area of land developed and maintained for golfing, including related facilities and amenities.
Group Daycare Center	Facilities which provide childcare services for 9 or more children. Such land uses may be operated in conjunction with another principal land use on the same environs, such as a church, school, business, or civic organization. In such instances, group daycare centers are considered a separate principal use and require review as such. This land use may also include Adult Daycare Centers as regulated under Wis. Stats. DCF 105.14.
Indoor Commercial Entertainment	Land uses which provide restaurants, taverns, and entertainment services entirely within an enclosed building. Such activities often have the potential to be associated with nuisances related to amplified music, noise, lighting, trash, and late operating hours that extend significantly later than most other commercial land uses. Examples of such land uses include, but are not limited to, restaurants, taverns, theaters, bowling alleys, arcades, roller rinks, and pool halls.
Indoor Maintenance Service (Non-Vehicle)	Facilities where maintenance and repair service is provided and all operations are located entirely within an enclosed building, including the repair of clocks, vacuum cleaners, and small appliances. This shall not include Vehicle Sales or Vehicle Service and Repair land uses.
Indoor Sales or Service	The sale and/or display of merchandise or equipment or non-personal or non-professional services, entirely within an enclosed building. Includes general merchandise stores, grocery stores, butcher, sporting goods stores, antique stores, gift shops, laundromats, bakeries, copy and printing centers, photo processing centers, and other uses meeting this definition.
Indoor Shooting Range	Land use which provides an indoor shooting range service entirely within an enclosed building. Such activities often have the potential to be associated with nuisances related to amplified noise and lighting, safety and security, and late operating hours that extend significantly later than most other commercial land uses
Intensive Outdoor Activity	Land uses located on private or public property that require intensive lighting and generate regional traffic and noise beyond property lines. Intensive outdoor activity land uses may include, but are not limited to, amusement parks, water parks, fairgrounds, outdoor stadiums, go cart tracks, paint ball, race tracks, ski hills, and drive-in theaters.
Office	Indoor Offices where the primary function is the handling of information or administrative services. Office uses do not typically provide services directly to customers on a walk-in basis.
Outdoor Commercial Entertainment	Land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash, and late operating hours. Outdoor commercial entertainment land uses may include, but are not limited to outdoor eating and drinking areas, sand volleyball courts, outdoor assembly areas, and outdoor swimming pools associated with another principal land use. Note that high-attendance facilities oriented to non-resident users or attendees and intensively lit tournament oriented outdoor facilities are considered intensive outdoor activity land uses.

Outdoor Sales and Display	Land uses where the sale and display of merchandise or equipment is conducted outside of an enclosed building on more than a temporary basis. Examples include, but are not limited to, outdoor garden centers, outdoor recreation equipment sales, monument sales, flea markets, and manufactured and mobile housing sales. If the permanent Outdoor Sales and Display area is less than 250 square feet and is secondary to an Indoor Sales or Service use, such use shall instead be considered Incidental Outdoor Sales and Display. Outdoor Display on a temporary basis shall be regulated by Temporary Outdoor Sales.
Outdoor Maintenance Service (Non-Vehicle)	Facilities where maintenance and repair service is provided and where all or any portion of the operation is located outside of an enclosed building. This shall not include Vehicle Sales or Vehicle Service and Repair land uses.
Personal or Professional Service	Indoor service land uses where the primary function is the provision of services directly to an individual on a walk-in or on-appointment basis. Examples of such uses include establishments where customers make an appointment, such as professional services, insurance or financial services, realty offices, small scale by-appointment medical offices and clinics, veterinary clinics, barber shops, beauty shops, and related land uses including ancillary on site production of items used in the provision of such services, as defined by the Incidental Light Industrial accessory use.
Sexually Oriented Business	An adult bookstore, adult theater, adult massage parlor, adult sauna, adult entertainment center, adult cabaret, adult health or sport club, adult steam room or bathhouse facility, or any other business in which the primary business activity is characterized by emphasis on matters depicting, describing, or relating to nudity, sexual conduct, sexual excitement, or sadomasochistic abuse.
Vehicle and Boat Sales	The sale and display of vehicles or boats for sale or rent outside of an enclosed building. Such land uses also include an ancillary repair shop associated with the vehicle display lot and sales building.
Vehicle Service and Repair	Facilities where vehicle service or repair is provided entirely within an enclosed building, including unlicensed or inoperable vehicles used for spare parts.
Water Related Recreation	Water-related recreational facilities such as marinas, yacht clubs, bait shops, boat launching ramps, boat slips, boat storage, docking facilities, boat liveryes and rentals, and boat repair and maintenance facilities, including gasoline pumps for marine use.

Institutional Land Uses	
Active Outdoor Recreation	Recreational land uses which involve active recreational activities. Such land uses include tennis courts, basketball courts, ball diamonds, football fields, soccer fields, neighborhood parks, tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses, and similar land uses.
Community Living Arrangements	Facilities provided for in Wis. Stats. 62.23(7)(i), including community living arrangements for adults as defined in Wis. Stats. 46.03(22), community living arrangements for children as defined in Wis. Stats. 48.743(1), foster homes as

	defined in Wis. Stats. 48.02(6), and adult family homes and community-based residential facilities (CBRFs) as defined in Wis. Stats. 50.01(1g). Community Living Arrangements do not include Boarding Houses, Group Daycare Centers, nursing homes, homeless shelters, hospitals, prisons, or jails. Community Living Arrangement facilities are regulated depending upon their capacity as provided for in Wis. Stats. 62.23(7)(i)1.-5., provided any such regulations do not violate federal or state housing or anti-discrimination laws.
Small Scale Public Services and Utilities	The erection, construction, alteration, or maintenance by public utilities or municipal or other governmental agencies and private utilities, of underground and overhead lines and pipes for gas, electric, telephone, communications, cable television, steam, public water supply, sanitary sewage collection, stormwater detention or conveyance, or other comparable utilities. Small Scale Public Services and Utilities include such above-surface facilities as poles, guide wires, fire alarm boxes, water hydrants, lift stations, utility posts, police call boxes, cabinets, vaults, and standpipes. Small Scale Public Services and Utilities do not include larger utility facilities included under Large Scale Public Services and Utilities, such as electric substations, wastewater treatment plants, well houses, and water towers.
Indoor Institutional	Indoor public and not for profit recreational facilities (such as gyms, swimming pools, libraries, museums, and community centers), government facilities, schools, churches, hospitals and walk-in clinics, nonprofit clubs, nonprofit fraternal organizations, convention centers, private institutional businesses, jails, prisons, and similar land uses.
Institutional Residential	Residential development designed to accommodate Institutional Residential land uses, such as convents, monasteries, dormitories, fraternities, sororities, assisted living facilities, nursing homes, hospices, convalescent homes, limited care facilities, rehabilitation centers, permanent and limited use homeless shelters (with or without meal service), and similar land uses not considered to be Community Living Arrangements under Sections 300.03.13(7-9) of this ordinance or under the provisions of Wis. Stats. 62.23. This land use may also include Adult Daycare Centers as regulated under Wis. Stats. DCF 105.14.
Large Scale Public Services and Utilities	Large scale facilities such as public works facilities and garages, wastewater treatment plants, potable water treatment plants, public or private utility substations, water towers, well houses, and similar land uses involving buildings and/or fenced enclosures. This does not include uses listed under Small Scale Public Services and Utilities.
Outdoor Open Space Institutional	Cemeteries, privately held permanently protected green space areas, open grassed areas not associated with any particular active recreational land use, and similar land uses.
Passive Outdoor Recreation	Recreational land uses which involve passive recreational activities, such as arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, picnic areas, picnic shelters, botanical gardens, fishing areas, and similar land uses.

Industrial Land Uses	
Data Center	A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data.

	Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities.
Heavy Industrial	Industrial activities that may be wholly or partially located outside of an enclosed building; may have the potential to create certain nuisances which are detectable at the property line; and may involve materials which pose a significant safety hazard. Examples include, but are not limited to: fruit, vegetable, grain, dairy, and meat product producer and by-product producers; slaughterhouses; tanneries; paper, pulp or paperboard producers; chemical and allied product producers (except drug producers) including poison or fertilizer producers; plastic refinement and raw plastics material production; petroleum and coal product producers; asphalt, concrete or cement producers; stone, clay, or glass product producers; primary metal producers; heavy machinery producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; recycling facilities not involving the on-site storage of salvage materials; and large-scale alcoholic beverage producers exceeding the production limits in Chapter 125, Wisconsin Statutes.
Indoor Food Production and Processing	Any business whose principal activity is the growing, production, or wholesaling of products that are either grown or stored on-site or shipped to the site for indoor production purposes. This land use also includes the following activities: the seasonal display of plants and related products outdoors; the farming of aquatic plants and animals under controlled conditions utilizing recirculating (closed) system technology; and aquaponics, which is the symbiotic cultivation of plants and aquatic organisms in a recirculating system. This land use does not include Heavy Industrial uses such as slaughterhouses or other related production uses that may have the potential to create certain nuisances which are detectable at the property line or may involve materials which pose a significant safety hazard.
Light Industrial	Facilities where all operations, with the exception of loading, are conducted entirely within an enclosed building. Such land uses are not associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line, and do not pose a significant safety hazard (such as danger of explosion). Examples include, but are not limited to manufacturing and or assembly of clothing, furniture, cabinetry, electronic components, motorized equipment assembly, production of plastic products and components from plastics pellets and related material refined or produced off-site, and mass-produced arts and crafts. Industrial land uses may conduct indoor sales as an accessory use provided that the requirements of Section X are complied with.
Medium Industrial	Facilities where the majority of operations, with the exception of loading, unloading, and some outdoor storage of raw materials or finished products, are conducted entirely within an enclosed building, as determined by the Zoning Administrator. Such land uses are not associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line, and do not pose a significant safety hazard (such as danger of explosion). Examples include but are not limited to manufacturing and or assembly of clothing, furniture, cabinetry, electronic components, motorized equipment assembly, production of plastic products and components from plastic pellets

	and related material refined or produced off-site, and mass-produced arts and crafts. These land uses may conduct indoor sales as an accessory use provided that the requirements of Section X are complied with.
Production Greenhouse	Any business in which the principal activity is the growing and wholesaling of plants or plant byproducts such as flowers, shrubbery, trees, and horticultural and floricultural products (not including fruits and vegetables) that are grown or stored within an enclosed building or structure constructed chiefly of glass or glasslike material, cloth, or other permanent material. Such uses also often involve the seasonal display of plants and related products outdoors.

Storage Land Uses	
Indoor Storage and Wholesaling	Land uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of this land use include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. Retail outlets associated with this use shall be considered accessory uses.
Outdoor Storage and Wholesaling	Land uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an Outdoor Storage and Wholesaling land use. Examples of this land use include, but are not limited to, storage yards, equipment yards, lumber yards, and coal yards.
Personal Storage Facility	Also known as “mini-warehouses,” these land uses are oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned storage area.

Transportation Land Uses	
Airport	Transportation facilities providing takeoff, landing, servicing, storage, and other services to any type of air transportation. Takeoffs and landings of any type of air vehicle (including ultralight aircraft, hang gliders, parasails, and related equipment) within the jurisdiction of this Chapter shall occur only in conjunction with an approved Airport.
Distribution Center	Facilities oriented to the short-term indoor storage and possible repackaging and reshipment of materials involving the activities and products of a single user. Retail outlets associated with this use shall be considered accessory uses.
Freight Terminal	Land and buildings representing either end of one or more truck carrier line(s) which may have some or all of the following facilities: yards, docks, management offices, storage sheds, buildings and/or outdoor storage areas, freight stations, and truck maintenance and repair facilities, principally serving several or many businesses requiring trans-shipment.
Heliport	An area designed to be used for the landing or takeoff of helicopters including operations facilities, such as maintenance, loading and unloading, storage, fueling, or terminal facilities.

Off-Site Parking Lot	Off-Site Parking Lots include any areas used for the temporary surface parking of vehicles which are fully registered, licensed, and operable.
Off-Site Structured Parking	Commonly referred to as a parking ramp or parking garage, Off-Site Structured Parking is a type of parking structure for the temporary parking of vehicles which are fully registered, licensed, and operable. Off-Site Structured Parking is stand-alone, multi-level parking area in which one or more levels are supported above the lowest level. A parking structure may also include underground parking spaces. Parking structures that are incorporated into the same building as a separate principal land use shall be regulated as On-Site Structured Parking.
Transit Center	A building, structure, and/or area designed and used for the purpose of loading, unloading, or transferring passengers or accommodating the movement of passengers from one mode of transportation to another. Examples include, but are not limited to, bus stations, train stations, and park and ride stations.

Telecommunication Land Uses	
Communication Tower	Any structure that is designed and constructed for the purpose of supporting one or more antennas for communication purposes such as cellular telephones or similar, including self-supporting lattice towers, guyed towers, or monopole towers. For satellite dishes and antennas accessory to a principal use, see the Satellite Dish or Personal Antenna and Towers accessory land use definitions. Height shall be measured from finished grade to the highest point on the tower or other structure, including the base pad. This definition includes the mobile service support structure, supports, and equipment buildings.

Extraction and Disposal Land Uses	
Composting	Land uses devoted to the collection, storage, processing, and/or disposal of vegetation or food waste.
Extraction	Land uses involving the removal of soil, clay, sand, gravel, rock, minerals, peat, or other material in excess of that required for approved on-site development or agricultural activities.
Indoor Recycling Facility	Land uses providing indoor materials recycling services including materials unloading, materials storage, materials sorting, and materials shipping. This land use does not involve any outdoor activities.
Salvage or Junkyard	Land or structure used for a salvaging operation including but not limited to: the above-ground, outdoor storage and/or sale of waste paper, rags, scrap metal, and any other discarded materials intended for sale or recycling; and/or the collection, dismantlement, storage, or salvage of unlicensed and/or inoperable vehicles intended for scraping or recycling. Recycling facilities involving on-site outdoor storage of salvage materials are included in this land use. This shall not include Vehicle Service and Repair.
Sand and Mineral Processing	Land or structure used for processing sand or minerals, extracted on-site or transported to the site, that removes the desired product from the mineral or enhances the characteristics of the sand or mineral.

Waste Disposal/Landfill	Waste disposal facilities are any facilities and/or areas used for the disposal of solid wastes including those defined by Wis. Stats. 289.01(33), but not including Composting operations or Indoor Recycling operations.
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Energy Production Land Uses	
Large Solar Energy System	Equipment and associated facilities that directly convert and then transfer or store solar energy into usable forms of thermal or electrical energy. Large Solar Energy Systems are the only principal land use permitted on a property and are designed primarily to generate energy for commercial sale off-site.
Large Wind Energy System	Equipment and associated facilities that convert and then store or transfer energy from the wind into usable forms of energy. Large Wind Energy Systems have a total installed nameplate capacity of more than 300 kW or consist of individual wind turbines that have an installed nameplate capacity of more than 100 kW each.

Agricultural Land Uses	
Agricultural Service	Operations pertaining to the sale, handling, transport, packaging, storage, or disposal of agricultural equipment, products, by-products, or materials primarily used or produced by agricultural operations. Examples of such land uses include, but not limited to, agricultural implement sales, storage, or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal feed storage facilities; commercial dairies; food processing facilities; canning and other packaging facilities; and agricultural waste disposal facilities (except commercial Composting uses).
Community Garden	Community or Market Garden areas for cultivation and related activities divided into one or more plots to be cultivated by more than one operator or member. These areas may be on public or private lands where on-site sales of crops are permitted.
Cultivation	Operations primarily oriented to the on-site, outdoor raising of plants for commercial purposes. Cultivation includes the raising of trees as a crop to be replaced with more trees after harvesting, such as in nursery or Christmas tree operations. The raising of plants for consumption by farm animals is considered Cultivation if said plants are consumed by animals which are located off-site.
Husbandry	All operations primarily oriented to the on-site raising and/or use of animals at an intensity of less than one animal unit per acre. This includes horses, cattle, sheep, goats, llamas (and related species), deer, antelope, swine, fowl (including chickens, turkeys, ducks, geese, peacocks, guinea hens, game birds), aquatic species (including fish, shellfish, crustaceans, echinoderms, plants, and algae), and any animals typically hunted or trapped. Apiaries are also considered Husbandry land uses. This excludes animals typically kept as pets and commonly available at commercial pet stores (e.g., domestic dogs and cats, fish, small rodents, reptiles, amphibians, tropical/exotic birds), in addition to Residential Apiary accessory land uses (see Section X).
Intensive Agriculture	All operations primarily oriented to the on-site raising and/or use of animals at an intensity equal to or exceeding one animal unit per acre and/or agricultural activities requiring structures, equipment and/or infrastructure specific to one operation rather

	than to farming in general. Examples of such land uses include feed lots, hog farms, poultry operations, aquaculture, and other operations meeting this criterion.
On-Site Agricultural Retail	The sale of agricultural products grown exclusively on the site. The sale of products grown or otherwise produced off-site shall not be permitted within On-Site Agricultural Retail operations and shall be regulated as a distinct land use. Packaging and equipment used to store, display, package, or carry products for the convenience of the operation or its customers (such as egg cartons, baskets, containers, and bags) shall be produced off-site.

Accessory Land Uses and Structures

Accessory Land Uses	
Accessory Dwelling Unit	Residential dwellings located directly above the ground floor of a building used for an office, commercial, or institutional land use, or a residential dwelling unit located on the same lot as a single-family dwelling unit, either in the same building as the single-family dwelling unit or in a detached building.
Communication Antenna	Devices used for the transmission or reception of electromagnetic waves, attached to a Communication Tower, building, or alternative tower structures, including associated equipment buildings/cabinets.
Company Cafeteria	A food service operation which provides food only to company employees and their guests, which meets state food service requirements and is located on the same property as a principal land use engaged in an operation other than food service.
Detached Residential Accessory Structure	Detached buildings accessory to a residential use including but not limited to buildings used to shelter parked passenger vehicles (including garages) and workshops, greenhouses, boathouses, and pool houses, per the Building Code.
Electric Vehicle Charging	Includes all indoor and outdoor charging facilities for electric and hybrid electric vehicles. This land use is typically accessory to on-site parking, off-site parking, driveways, or indoor parking facilities.
Farm Residence	A Farm Residence is a single family detached dwelling unit located on the same property as any of the principal agricultural land uses listed in Section X.
Home Occupation	Economic activities performed within a residential dwelling unit. Examples include personal and professional services, handicrafts, and retail conducted online. Home Occupations are intended to provide a means to accommodate a small home-based family or professional business without the necessity of a rezoning from a residential to a business district. Home Occupations are limited to low intensity businesses and businesses with limited overlap of customer visits.
Incidental Indoor Sales	Retail sales activity conducted exclusively indoors which is incidental to a principal land use such as Indoor Storage and Wholesaling on the same site.
Incidental Light Industrial	Light industrial activities conducted exclusively indoors which is incidental to a principal land use, such as Indoor Sales or Service, on the same site. Light industrial activities shall occur on less than 50% of the gross floor area.
Incidental Outdoor	Any outdoor commercial entertainment activity conducted incidental to the principal land use of indoor commercial entertainment or similar use on the same site.

Commercial Entertainment	
Incidental Outdoor Display and Sales	The sale and display of merchandise or equipment outside of an enclosed building and is incidental to a principal commercial or industrial land use.
Incidental Outdoor Storage	Outdoor storage which is incidental to a principal land use, such as Indoor Sales or Service, on the same site.
In-Family Suite	An area within a dwelling unit that may contain separate kitchen, dining, bathroom, laundry, living, and sleeping areas, including exterior porches, patios, and decks. In addition to the required internal physical connection, separate outdoor access or separate access to the garage may be provided. However, external entries serving as the primary or only access to the In-Family Suite are prohibited.
In-Home Daycare	Occupied residences in which a licensed person or persons provide childcare for 4 to 8 children. The care of less than four children is not subject to the regulations of this Chapter. State Law Reference: Section 66.1017(1)(a), Wisconsin Statutes. This land use may also include Adult Daycare Centers as regulated under Wis. Stats. DCF 105.14.
Migrant Employee Housing	Migrant Employee Housing include any facility subject to the regulation of Wisconsin Statutes, Section 103.90(3)(a).
Nonresidential Accessory Structure	Structures primarily used to shelter business vehicles or to store maintenance equipment for the subject property.
On-Site Parking Lot	On-Site Parking Lots are any areas located on the same site as the principal land use which are used for the temporary surface parking of vehicles which are fully registered, licensed, and operable.
On-Site Structured Parking	Structured parking which is accessory to a principal land use such as Apartments, Office, and Mixed Use Buildings, and which is incorporated into the same building as the principal land use. Stand-alone structured parking that is not integrated with another land use shall be regulated as On-Site Structured Parking.
Other Minor Accessory Structures	Minor accessory structures are those features that are generally less than 16 feet in height and less than 120 sf in area and which, in the determination of the Zoning Administrator, are similar in size, character, and function to those listed. Obstructions are those features that are integral to or otherwise permanently attached to the principal structure. Any other attached features to the principal building not identified below, which in the opinion of the Zoning Administrator are not similar to those listed in this table, shall comply with the principal building setbacks. See Section X for definitions of awning, balcony, canopy, deck, patio, porch, and recreational equipment. Also, see Section X for permitted encroachment standards into required yards.
Personal Antenna and Towers	Devices used for the transmission or reception of electromagnetic waves, external to or attached to the exterior of any building. This definition includes the structure, supports, and equipment buildings. This land use applies to antenna and towers for personal use. Examples include amateur radio antenna and personal television antenna.
Residential Apiary	The assembly of one or more colonies of honeybees on a single residential lot.

Residential Chickens	The keeping of chickens including accommodating and raising chickens, defined as a domestic fowl of the subspecies <i>Gallus gallus domesticus</i> , in covered enclosures (coops) and fenced enclosures (runs).
Residential Kennel	An enclosed structure designed for the keeping of dogs that is accessory to a residential use.
Residential Stable	An accessory structure that is designed for the keeping of equines for the private use of the occupants of the principal dwelling and their guests, but in no event for hire.
Satellite Dish	A bowl-shaped antenna with which signals are transmitted to or received from a communications satellite. This land use applies to dishes for personal use and private use.
Short-Term Residential Rental	Includes all lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists and transients. It does not include private boarding houses or rooming houses not accommodating tourists or transients, or bed and breakfast establishments regulated under ACTP 73.
Small Solar Energy System	Equipment and associated facilities that directly convert and then transfer or store solar energy into usable forms of thermal or electrical energy. Small Solar Energy Systems are accessory to a principal land use on a property and are designed primarily to generate energy for said principal land use.
Small Wind Energy System	A wind energy conversion system consisting of a wind turbine, a tower and associated control or conversion electronics which will be used primarily to reduce on-site consumption of utility power. Small wind energy systems have a total installed nameplate capacity of 300 kW or less and consist of individual wind turbines that have an installed nameplate capacity of not more than 100 kW.

Temporary Land Uses and Structures

Unless stated otherwise below, temporary uses are limited to 90 days per calendar year. Certain temporary uses may be extended in duration through the conditional use process.

Temporary Land Uses	
Farmer's Market	Farmer's Markets include the temporary or occasional outdoor retail sales of farm produce, plants and flowers, bakery goods, and/or crafts from vehicles or temporary stands located within a parking lot.
Garage or Estate Sale	Any temporary display of used household goods for sale on a property customarily used as a residence. Such sales are also commonly referred to as rummage sales or yard sales.
Temporary Farm Product Sales/Roadside Stand	This land use includes the temporary outdoor display and sale of farm products, typically from a roadside stand.
Temporary Moving Container (Residential)	Portable storage containers designed and used primarily for the temporary storage of household goods and other such materials for use on a limited basis on residential property.
Temporary On-Site Construction Storage,	Includes any structure or outdoor storage area designed for the on-site storage of construction equipment and/or materials for an active construction project, a structure containing an on-site construction management office for an active

Contractor's Office, or Real Estate Sales Office	construction project, or a building which serves as an on-site sales office for a development project.
Temporary Outdoor Assembly	Includes any organized outdoor assembly of more than 100 persons such as outdoor weddings, wedding receptions, or tent meetings.
Temporary Outdoor Sales	Includes the display of any items outside the confines of a building but not in a public right-of-way, which is not a permitted or conditional use or a special event otherwise regulated by the Municipal Code. Examples of this land use include, but are not limited to, sidewalk sales, seasonal garden shops, tent sales, Christmas tree sales, and fireworks sales. Food or beverage trucks, carts, stands, or trailers are regulated as Incidental Outdoor Commercial Entertainment.
Temporary Outdoor Storage Container (Nonresidential)	Enclosed, lockable storage containers such as shipping containers, semi-trailers, storage pods, or other fully enclosed trailers for use on a limited basis on a nonresidential property. Other forms of temporary outdoor storage containers are prohibited.
Temporary Refuse Container	Includes any receptacle or container used for the temporary disposal of refuse on-site usually in the form of a dumpster or other similarly large metal container associated with a construction, remodeling, moving, or other similar project on-site.
Temporary Relocatable Building	Includes any manufactured building that serves as a temporary building for less than six months.
Temporary Shelter Structure	These shelters are typically supported by poles, have a fabric or plastic roof and/or sides, and may be used for short-term, temporary storage of vehicles and other personal property. This does not include camping tents or permanent Residential Accessory Structures.
Temporary Vehicle Sales	Includes the sale of personal vehicles and equipment on trailers such as ATVs, snowmobiles, motorcycles horse trailers, campers, etc.